



Charming Country Home

\$200,000

442 Pattagumpus
Road
Medway, Maine

 United
Country
Real Estate

Lifestyle
Properties
of Maine



Lena Fiske
REALTOR®
(207) 447-1087
lena@lifestylepropertiesme.com

Have you ever dreamed of having a home with country charm but do not want to be far from conveniences? Come and enjoy small town living at its best in the quiet tight knit community of Medway, Maine.

Available for purchase this move in ready home sits on a stunning two acre lot with plenty of trees and has impeccable picturesque landscaping. Sit by the privet pond and listen to the sounds of nature while benefiting from the serenity of this location in a rural area. The charming 1870's roomy 1,440± sqft New Englander style home has an eat-in kitchen, beamed ceiling, new appliances, and a heating stove hookup. The full bathroom is on the first floor where you will find the washer and dryer for convenience. Also on the first floor is a room that is being used as a guest bedroom and off from this room is a open sun porch that would be great to enjoy your morning coffee and reading a book.



**SCAN THE
QR CODE
TO VIEW
THE FULL
PROPERTY
DETAILS &**

www.lifestylepropertiesofmaine.com

Local Contacts

Police

East Millinocket Police Dept
(207) 746-9951

Fire

Medway Fire Dept
(207) 746-9618

Town Office

4 School Street
(207) 746-9531

Tax Assessor

Amy Dunn/ Assessors Aid
(207) 746-9531

Code Enforcement

Dwight Tilton
(207) 746-9531

School District

Medway/East Millinocket
(207) 746-3500
jpage@emmm.org

Proximity

Shopping

Ellis Family Market, 3± miles

City

Bangor, 63± miles

Airport

Bangor International, 64± miles

Interstate

Exit #244, 3.5± miles

Hospital

Millinocket Regional, 10± miles

As you walk up the oak staircase to the second floor you will notice the solid craftsmanship of this well-built home. On the second floor are three bedrooms, one that measures 18x14 and this one has a walk-in closet. The other bedrooms are 12x10 and 15x8, each bedroom has a closet and plenty of natural light. At the end of the hall there is a recently new half bathroom, so when you get up in the middle of the night you do not have to walk downstairs. The living room is 14x15 and is a place to create many memories with family and friends. Enjoy the new heat pump in the winter and the air conditioning in the summer or you can use the two-zone hot water baseboard heat to heat your home. If the electricity goes out do not worry because the Generac generator will kick in and you will not be without lights or heat.





Outside in a fenced in area is a 61x30, story and a half Katahdin Cedar Log Homes built building. This constructed to last showcase log structure has a walk out foundation that is set up as a garage with two vehicle spaces and plenty of room for a workshop. This ample space could be turned into living space or just kept as a shop, you will not want to miss the opportunity to utilize this extra space.



In the same fenced in area is a 12x28 shed for your yard tool and to keep things from cluttering your beautiful lush green yard. I do not want to forget mentioning the 2-car garage that has an attached shed and canopy space just a few feet from the front door of the home.

Come and get away from the hustle and bustle of the city, county living offers a slower pace of life with endless opportunities for outdoor activities such as hiking, fishing, and more. Enjoy the simplicity of small-town life. There is a lot on this 2-acre property that makes life enjoyable, set up your showing and make this your new home.

Property Specifics

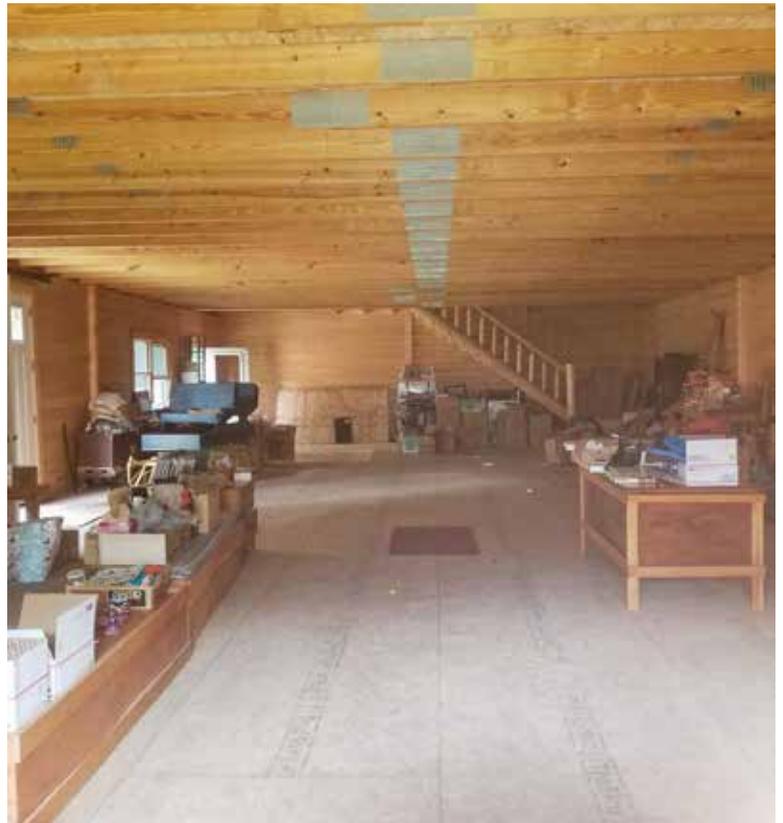
Trash Removal
Medway Transfer Station

Electric Company
Versant

Heating Company
N/A

Water/Sewer
Private

Internet Provider/Speed
Spectrum | Hughes Net





442 Pattagumpus Road, Medway

Year Built

1870

Square Foot

1440

Bedrooms

Three

Bathrooms

1.5

Flooring

Vinyl | Wood

Garage

Yes | 2 Spaces

LISTING PRICE

Acres 2± \$200,000 Taxes \$4441.08

Water

Private

Sewer

Private

Roof

Metal

Heating

Baseboard

Cooling

Heat Pump

View

Trees | Woods

Zoning

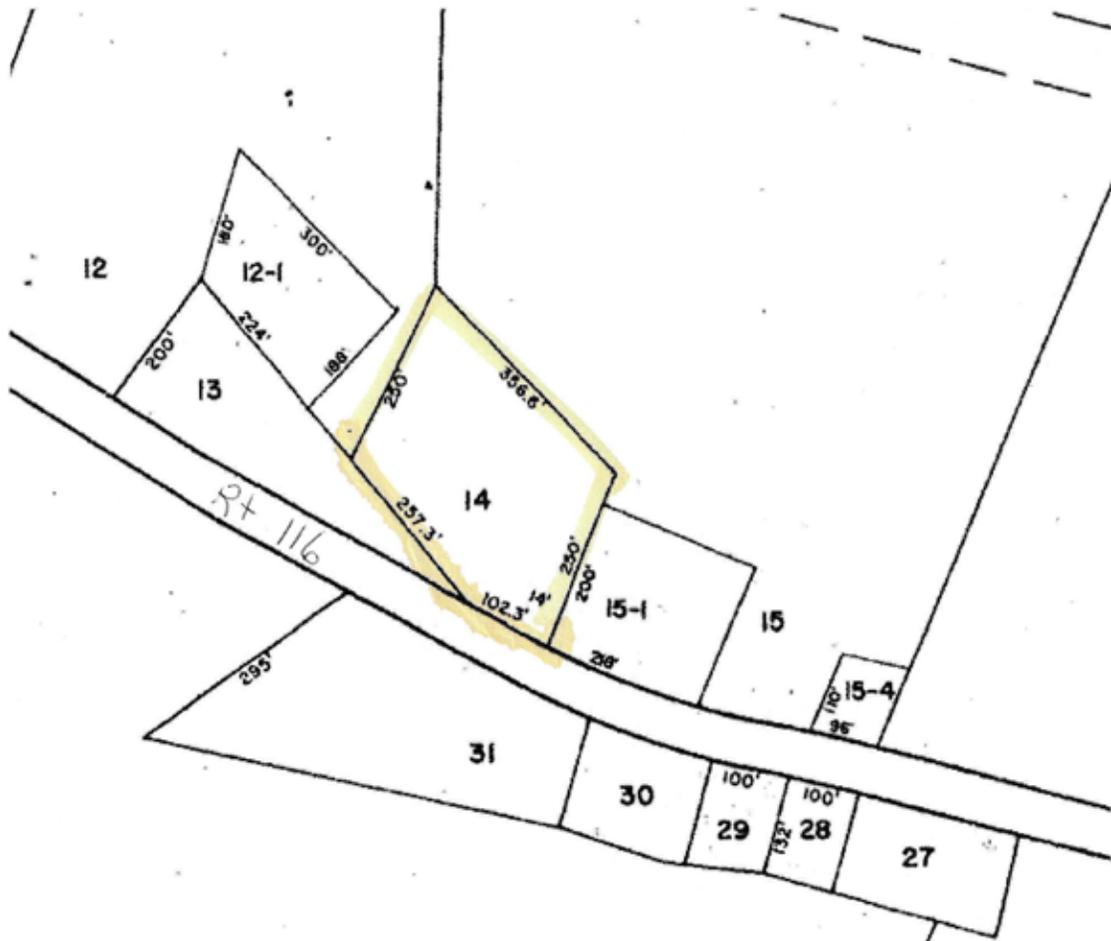
Residential

Road Frontage

Yes | 102'

Water Frontage

Yes | Private Pond/Stream



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Sally T. Cheney (hereinafter "Seller")
 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 442 Pattagumpus Road, Medway, ME 04460

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (**check one below**):
 _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

 Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the Seller (**check one below**):
 _____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

 Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

- (c) Buyer has received copies of all information listed above.
 (d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.
 (e) Buyer has (**check one below**):
 _____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 _____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

- (f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer	Date	<u>Sally T. Cheney</u>	Date
Buyer	Date	Seller <u>Sally T. Cheney</u> <u>Douglas D. Whaley</u> POA	Date <u>7/22/23</u>
Buyer	Date	Seller <u>Douglas D. Whaley</u> POA	Date <u>7/22/23</u>
Buyer	Date	Seller	Date
Buyer	Date	Seller <u>Lena Fiske</u>	Date <u>7/22/2023</u>
Agent	Date	Agent <u>Lena Fiske</u>	Date

PROPERTY LOCATED AT: 442 Pattagumpus Road, Medway, ME 04460

PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I – WATER SUPPLY

TYPE OF SYSTEM: Public Private Seasonal _____ Unknown
 Drilled Dug Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any): N/A Yes No Unknown
Quantity: Yes No Unknown
Quality: Yes No Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? 09/21/2 Yes No
If Yes, Date of most recent test: unknown Are test results available? .. Yes No *SC*
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? Yes No
If Yes, are test results available? Yes No
What steps were taken to remedy the problem? N/A

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Right side of house, backside of pond
Installed by: Unknown
Date of Installation: Unknown
USE: Number of persons currently using system: 1
Does system supply water for more than one household? Yes No Unknown

Comments: None

Source of Section I information: Owner, past disclosure

Buyer Initials _____ Page 1 of 7 Seller Initials ST.P DDC/PA

PROPERTY LOCATED AT: 442 Pattagumpus Road, Medway, ME 04460

SECTION II – WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public _____ Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected?..... Yes No

If Yes, what results: N/A

Have you experienced any problems such as line or other malfunctions? Yes No

What steps were taken to remedy the problem? N/A

IF PRIVATE (Strike Section if Not Applicable):

Tank: Septic Tank Holding Tank Cesspool Other: _____

Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: Right side of home. OR Unknown

Date installed: _____ Date last pumped: 2021 Name of pumping company: Cal's Septic

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: N/A

Date of last servicing of tank: 2021 Name of company servicing tank: Cal's Septic

Leach Field: Yes No Unknown

If Yes, Location: Left side of home.

Date of installation of leach field: 2019 Installed by: ~~Ben Fiske & Sons Inc.~~ SC Unkno

Date of last servicing of leach field: 2021 Company servicing leach field: Cal's Septic

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: N/A

Do you have records of the design indicating the # of bedrooms the system was designed for? Yes No

If Yes, are they available? Yes No

Is System located in a Shoreland Zone? Yes No Unknown

Comments: None

Source of Section II information: Owner

Buyer Initials _____

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Seller Initials J.C. POA

PROPERTY LOCATED AT: 442 Pattagumpus Road, Medway, ME 04460

SECTION III – HEATING SYSTEM(S)/HEATING SOURCE(S)				
Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	HWBB	Heat Pump		
Age of system(s) or source(s)	Unknown	2019		
Name of company that services system(s) or source(s)	Dear River	Nicatou Stove		
Date of most recent service call	2019	2023		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	1500 gallons	Unknown		
Malfunction per system(s) or source(s) within past 2 years	None	None		
Other pertinent information	None	None		

Are there fuel supply lines? Yes No Unknown
 Are any buried? Yes No Unknown
 Are all sleeved? Yes No Unknown
 Chimney(s): Yes No
 If Yes, are they lined: Yes No Unknown
 Is more than one heat source vented through one flue? Yes No Unknown
 Had a chimney fire: Yes No Unknown
 Has chimney(s) been inspected? Yes No Unknown
 If Yes, date: _____
 Date chimney(s) last cleaned: _____
 Direct/Power Vent(s): Yes No Unknown
 Has vent(s) been inspected? Yes No Unknown
 If Yes, date: N/A
 Comments: None
 Source of Section III information: Owner

SECTION IV – HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.
A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? Yes No Unknown
 If Yes, are tanks in current use? Yes No Unknown
 If no longer in use, how long have they been out of service? N/A
 If tanks are no longer in use, have tanks been abandoned according to DEP? Yes No Unknown
 Are tanks registered with DEP? Yes No Unknown
 Age of tank(s): N/A Size of tank(s): N/A
 Location: N/A

Buyer Initials _____ Page 3 of 7 Seller Initials STC JCPA
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Hanwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com Sally Chaney

PROPERTY LOCATED AT: 442 Pattagumpus Road, Medway, ME 04460

What materials are, or were, stored in the tank(s)? N/A

Have you experienced any problems such as leakage: Yes No Unknown

Comments: None

Source of information: Owner

B. ASBESTOS — Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? Yes No Unknown

In the ceilings? Yes No Unknown

In the siding? Yes No Unknown

In the roofing shingles? Yes No Unknown

In flooring tiles? Yes No Unknown

Other: Yes No Unknown

Comments: There are no known Asbestos in the house.

Source of information: Owner

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: N/A By: N/A

Results: N/A

If applicable, what remedial steps were taken? N/A

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No

Results/Comments: There are no known Radon in the Air

Source of information: Owner

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: N/A By: N/A

Results: _____

If applicable, what remedial steps were taken? N/A

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No

Results/Comments: There are no Known Radon in the water

Source of information: Owner

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: None

Source of information: Owner

Buyer Initials _____

Seller Initials STC DR POA

PROPERTY LOCATED AT: 442 Pattagumpus Road, Medway, ME 04460

F. LEAD-BASED PAINT/PAINT HAZARDS — (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
..... Yes No Unknown Unknown (but possible due to age)

If Yes, describe location and basis for determination: N/A

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: Yes No

If Yes, describe: N/A

Are you aware of any cracking, peeling or flaking paint? Yes No

Comments: None

Source of information: Owner

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: None

Source of information: Owner

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V — GENERAL INFORMATION

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: See Deed

Source of information: Deed and past deeds.

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? Yes No Unknown

If No, who is responsible for maintenance? N/A

Road Association Name (if known): None

Buyer Initials _____

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Seller Initials JTC DPB/A

PROPERTY LOCATED AT: 442 Pattagumpus Road, Medway, ME 04460

Are there any tax exemptions or reductions for this property for any reason including but not limited to:
Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....
..... Yes No Unknown

If Yes, explain: Homestead and Veteran's Exemption

Is a Forest Management and Harvest Plan available?..... Yes No Unknown
Is house now covered by flood insurance policy (not a determination of flood zone) Yes No Unknown
Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish,
water filtration system, photovoltaics, wind turbines): Type: _____

Year Principal Structure Built: 1870

What year did Seller acquire property? 2006

Roof: Year Shingles/Other Installed: Metal 2003

Water, moisture or leakage: None

Comments: None

Foundation/Basement:

Is there a Sump Pump? Yes No Unknown

Water, moisture or leakage since you owned the property: Yes No Unknown

Prior water, moisture or leakage? Yes No Unknown

Comments: There has been only a little amount of water in the basement that sump pump takes care of it.

Mold: Has the property ever been tested for mold? Yes No Unknown

If Yes, are test results available? Yes No

Comments: None

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: There is a Generac Generator as back up.

Has all or a portion of the property been surveyed? Yes No Unknown

If Yes, is the survey available? Yes No Unknown

Manufactured Housing – Is the residence a:

Mobile Home Yes No Unknown

Modular Yes No Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure
..... Yes No Unknown

Comments: None

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may
have an adverse impact on health/safety: There are no known Material Defects with the property.

Comments: None

Source of Section V information: Owner

Buyer Initials _____

Seller Initials SAC DPK POA

QUITCLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS, THAT **GAIL E. MOULTON**, of Belfast, Waldo County, Maine, for consideration paid, hereby grants to **ADRIAN F. CHENEY and SALLY T. CHENEY**, husband and wife, as **JOINT TENANTS**, whose mailing address is 15 Maude Fitzpatrick Rd., Malone, NY 12953, with **QUITCLAIM COVENANT**, the following described real estate, to wit:

A certain lot or parcel of land, together with any improvements thereon, situated on the easterly side of Route 116, in the Town of **MEDWAY**, Penobscot County, State of Maine, and being a part of Lot Numbered Twelve (12), according to a survey by S. W. Coombs, bounded and described as follows, to wit:

Beginning at an iron rod driven into the ground on the easterly sideline of said road, said rod being the most northerly corner of land now or formerly of Roger Hamm on the road, and the most southerly corner of the lot herein described; thence N 32° 30' W along the easterly sideline of said road, one hundred two and three tenths (102.3) feet to an iron rod marking the southerly corner now or formerly owned by Deloris Jones; thence N 15° 15' W along the East line of Jones, said line also construed as being the centerline of the old County Road, a distance of two hundred fifty-seven and three tenths (257.3) feet to an iron rod; thence N 47° 30' E along the southeasterly line of Jones, two hundred fifty (250) feet to an iron rod marking the northwesterly corner of Roger Hamm land, thence S 19° 45' E along the westerly line of Hamm three hundred fifty-six and six tenths (356.6) feet to an iron rod; thence S 47° 30' W along the northwesterly line of Hamm, two hundred fifty (250) feet to the point of beginning. Said lot contains two (2) acres.

For Grantor's source of title, see deed from Maine State Housing Authority to Gail E. Moulton, dated October 31, 2003, recorded in Penobscot Registry of Deeds in Vol. 9071, Page 90.

This conveyance is also made subject to any and all easements of record affecting the described premises.

Witness my hand and seal this 17 day of November, 2006

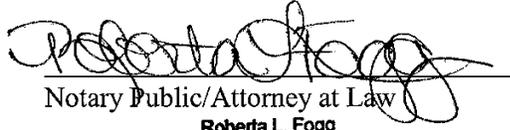

Gail E. Moulton

STATE OF MAINE
Waldo, ss.
(County)

November 17th, 2006

Personally appeared the above named Gail E. Moulton and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Notary Public/Attorney at Law

Roberta L. Fogg

Notary Public, Maine

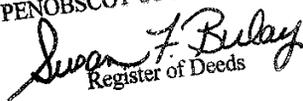
My Commission Expires April 4, 2012

Print Name:



**Maine Real Estate
Transfer Tax Paid**

PENOBSCOT COUNTY, MAINE


Register of Deeds



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.